



## 30 Dolwen Walk Leighton Close, Gloucester, GL2 9GN

£325,000

Welcome to this stunning semi-detached town house located on Leighton Close in the charming area of Twigworth, Gloucester. Built in 2021, this modern three-storey home offers a perfect blend of contemporary living and convenience, situated just across the road from local amenities.

As you enter, you are greeted by a spacious lounge featuring a delightful corner fire, creating a warm and inviting atmosphere. This area seamlessly flows into a fitted open-plan kitchen diner, which overlooks the garden, making it an ideal space for both entertaining and family gatherings.

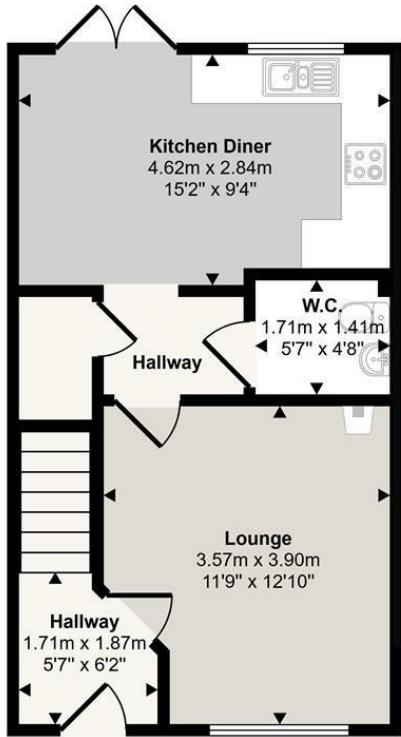
The property boasts three generously sized double bedrooms, including a master suite complete with en-suite & dressing room, providing a private retreat for relaxation. The additional modern family bathroom & cloakroom serves the other bedrooms, ensuring comfort for all residents.

Outside, you will find a low-maintenance enclosed garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The property also features side access and a private driveway that accommodates two cars, adding to the convenience of this lovely home.

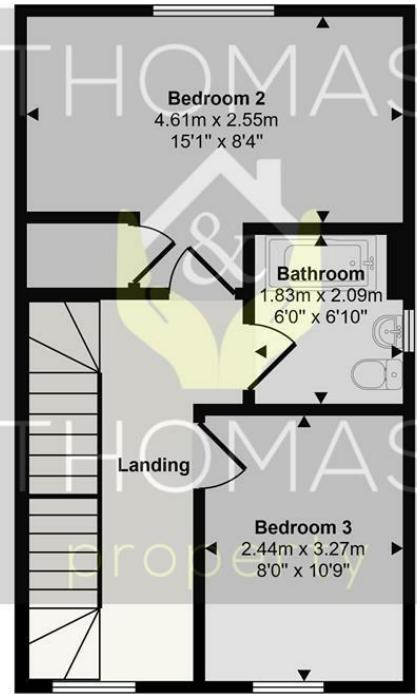
This semi-detached house is perfect for families or professionals seeking a modern lifestyle in a desirable location. With its spacious interiors and proximity to local amenities, it truly is a wonderful opportunity not to be missed.

- Master bedroom with En-suite & dressing room
- Private driveway for two cars
- Corner fire warming the living room
- Three double bedrooms
- Open plan fitted modern kitchen diner
- Modern family bathroom, en-suite & cloakroom.

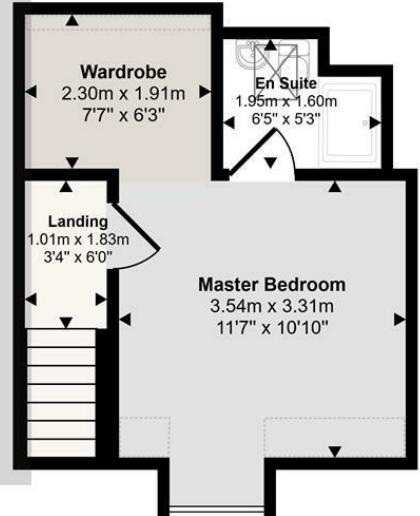
Approx Gross Internal Area  
101 sq m / 1086 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft



First Floor  
Approx 38 sq m / 409 sq ft



Second Floor  
Approx 25 sq m / 266 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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